



City of Rowlett

Meeting Minutes

City Council

4000 Main Street
P.O. Box 99
Rowlett, TX 75030-0099
www.rowlett.com

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Tuesday, February 7, 2012

5:30 P.M.

Municipal Building – 4000 Main Street

As authorized by Section 551.071 of the Texas Government Code, this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item herein.

The City of Rowlett reserves the right to reconvene, recess or realign the Regular Session or called Executive Session or order of business at any time prior to adjournment.

Present: Mayor Gottel, Mayor Pro Tem Phillips, Deputy Mayor Pro Tem Kilgore, Councilmember Davis, Councilmember Pankratz, Councilmember Miller and Councilmember Gallops

1. CALL TO ORDER

Mayor Gottel called the meeting to order at 5:30 p.m.

CONVENE INTO EXECUTIVE SESSION

Convened into Executive Session at 5:30 p.m.

2. EXECUTIVE SESSION (5:30 P.M.)

2A. The City Council shall convene into Executive Session pursuant to the TEXAS GOVERNMENT CODE, §551.071 (Consultation with City Attorney) to seek legal advice pertaining to the Garland Public Shooting Range. (30 minutes)

2B. The City Council shall convene into Executive Session pursuant to the TEXAS GOVERNMENT CODE, §551.071 (Consultation with City Attorney) and §551.087 (Economic Development) to discuss and to seek legal advice pertaining to a potential Economic Development Incentive Agreement associated with The Trails at Cottonwood Creek Proposed development in the northeast corner of the City. (30 minutes)

The Work Session followed this item (6:08 p.m.).

- 2C.** The City Council shall convene into Executive Session pursuant to the TEXAS GOVERNMENT CODE, §551.071 (Consultation with City Attorney) and §551.087 (Economic Development) to discuss and to seek legal advice pertaining to a potential Economic Development Incentive Agreement associated with NewQuest Properties and the southwest corner of President George Bush Turnpike and State Highway 66. (60 minutes – will follow the regular session)

This item followed Item 8A.

Reconvened into the Executive Session at 8:16 p.m.

RECONVENE INTO OPEN SESSION

Reconvened into open session at 6:08 p.m.

3. WORK SESSION ITEMS (6:30 P.M.)

- 3A.** Hear update by Commissioner Mike Cantrell on the 2011 Dallas County Redistricting Process and other partnerships between the City of Rowlett and Dallas County. (20 minutes)

This item will be brought back at a future date.

- 3B.** Five-Year Employee Benefit Strategy: Year 1 Review. (30 minutes)

This item followed Item 3E.

Staff gave a brief history of this item. Spoke regarding the City's Medical Plan Performance; the first-year Wellness Initiative; the Wellness Premium Incentive Program; and educated consumerism.

Item 3G followed this item.

- 3C.** Staff from the Planning Division will provide an update regarding the Realize Rowlett 2020 Phase II process. (10 minutes)

This item followed Item 3D.

Staff gave an updated since the January 17, 2012 Council meeting. Stated the consultant team is still working behind the scenes doing site analysis and preparing rough draft Form Based Code toolkit. Staff has provided all GIS data updated since April 2011 and all past Downtown Studies that are available. Stated staff updated the Realize Rowlett 2020 webpage and created a separate webpage for Old Town.

- www.realizerowlett2020.com
- www.rowlettoldtown.com

Staff worked behind the scenes to facilitate the Downtown Task Force. Has adopted a final public meeting schedule and has begun publishing it at the Town Hall meeting, website, and has scheduled an internal meeting to discuss media outreach.

Item 3F followed this item.

- 3D.** Discuss appointing members to the Realize Rowlett 2020 Phase II Downtown Task Force. (10 minutes)

This item was brought forth first at the Work Session.

Staff stated the Downtown Task Force will help guide the Old Town planning process by representing the diverse interests of business and property owners in the study area while upholding the Community's Vision established in the Realize Rowlett 2020 Comprehensive Plan. Stated the Task Force will function as the property owners. Staff presented a slate of possible appointees to the Council. Further stated the Task Force will represent all downtown interests and is a good cross-section of those in the area.

The Council selected Mayor Pro Tem Phillips to serve as the City Councilmember representative from the Realize Rowlett 2020 Advisory Committee.

Item 3C followed this item.

- 3E.** Discuss Golf Advisory Board recommendations for projects at the Waterview Golf Course. (20 minutes)

This item followed Item 3F.

Staff gave a brief history of this item and spoke regarding the Board's recommendations.

- To install a fountain and circulator on holes #13 and #14.
- To approve a Bent Grass nursery.
- To implement changes to course listed below:
 - Section 2 – Lake Construction #2 Fairway
 - Section 4 – Bunker Construction on green side #8
 - Section 8 – Bunker construction, Fairway #18

Stated at the time this recommendation was prepared, staff was extremely concerned with the drought and recommended delaying the projects that would require additional watering.

Staff met with American Golf representative Craig Niffins regarding the recommendations. American Golf voiced concerns regarding the recommendations that would require additional costs, the pond and the two bunkers.

Staff introduced Larry Glick, Chair of the Golf Advisory Board and Brad Marshall, Vice Chair of the Golf Advisory Board.

With the concerns from American Golf, the recommendations have been revised to delete the pond and to add two bunkers on Holes #8 and 18 and remove two bunkers on Holes #4 and #8.

Spoke regarding the need for the Bent Grass nursery. Stated it was necessary to replace grass and the nursery would provide the needed plugs to patch the greens as well as the encroachment of grass along the edge of the course. Stated it would take approximate one year for the grass in the nursery to mature enough to mow.

Members of Council voiced concern regarding the nursery it is not known if we will receive the normal spring rains and timing is critical. Stated we should begin with the steps to move forward with the nursery infrastructure.

Item 3B followed this item.

3F. Discuss improvements to the Wet Zone with surplus revenue from FY 2011. (15 minutes)

This item followed Item 3C.

Staff stated significant improvements at the Wet Zone are needed to comply with the new standards of the Virginia Graham Baker Act. Stated the surplus was a result of staying with the marketing plan and vacancy savings. Stated the Wet Zone is looking tired and this is the time of year to address the problem areas.

Council stated the Wet Zone is an important part of the community and must be maintained.

A member of Council asked about the Wet Zone safety precautions.

Staff stated the policies and practices have been updated.

Item 3E followed this item.

3G. Hear Fourth Quarter Investment Report for December 31, 2011. (10 minutes)

This item followed Item 3B.

Staff spoke regarding the Investment Report. Stated the quarter was dismal for investments. Further stated the investments that the City does make are high quality investments with short maturity dates. Stated the strategy is to continue to be conservative.

4. DISCUSS CONSENT AGENDA ITEMS

No items were removed from the Consent Agenda to be considered individually.

CONVENE INTO THE COUNCIL CHAMBERS (7:30 P.M.)

Convened into the Council Chambers at 7:35 p.m.

INVOCATION

The invocation was led by Pastor Kason Huddleston, The River Church.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Scout Scott Martinez from Troop 221.

TEXAS PLEDGE OF ALLEGIANCE

The Texas Pledge of Allegiance was led by Scout Scott Martinez from Troop 221.

5. PRESENTATIONS AND PROCLAMATIONS

5A. Proclamation recognizing February 19 through February 25, 2012 as Engineer's Week.

Mayor Pro Tem Phillips presented City Engineers Dennis Abraham and Tom Harris with a proclamation recognizing Engineer's Week.

5B. Hear presentation of the Monthly Financial report for the period ending November 30, 2011.

Staff gave a presentation regarding the Monthly Financial report for the period ending November 30, 2011. Spoke regarding the new user-friendly reporting format, Revenues, Sales Taxes; Property Taxes; Water Fees; Sewer Fees; Expenditures and various Funds.

- 5C. Update from the City Council and Management: Financial Position, Major Projects, Operational Issues, Upcoming Dates of Interest and Items of Community Interests.

Members of Council and Management gave a brief update to the Council on the various activities in the City including the mandatory Stage 3 Water Restrictions; the success of the January 21st Scenic Point Park Design Day; the Rowlett Community Centre offers extended hours on Saturdays and Sundays through the month of March; the February 28th Special Council Meeting will begin at 5:30 p.m.; the Rowlett Citizens Corp Council will sponsor a 2-day Community Emergency Response Team class on February 18th and February 25th beginning at 8:00 a.m.; the 2nd Annual Valentine Carnival will be held on February 11th at 2:00 p.m. at the Library; the City Manager's Book Club will be held on February 16th at 7:00 p.m. at the Library; the Animal Shelter will host low-cost vaccination clinics on February 11th and February 25th beginning at 12:30 p.m. and a Pet Adopt-A-Thon on February 18th beginning at 10:00 a.m.; Spring classes for the Citizens Police Academy will begin on February 23rd, all applications must be submitted by February 17th; an update was giving on the Garland Public Shoot Range issue; and the new Economic Development Director, Jim Grabenhorst was welcomed by the Council.

6. **CITIZENS' INPUT**

1. David Bowman – 3201 Fair Oaks, Rowlett – Expressed appreciation to the City Council, City Manager and City Attorney for their efforts with the shooting range.

7. **CONSENT AGENDA**

No items were removed from the Consent Agenda to be considered individually.

Interim City Secretary read the items into the record.

- 7A. Consider approving minutes from the January 12, 2012 City Council Special Work Session Meeting and the January 17, 2012 Regular Meeting.

This item was approved on the Consent Agenda.

- 7B. Consider an ordinance rescinding Ordinance Number 1-19-99C, relating to obsolete building setbacks along the President George Bush Turnpike Eastern Extension corridor.

This item was approved as ORD-007-12 on the Consent Agenda.

- 7C.** Consider action to approve a resolution awarding a bid to DCC Incorporated in the amount of fifty-nine thousand six hundred forty-three dollars and eighty cents (\$59,643.80) for repairs at the Wet Zone through the Local Government Purchasing Cooperative (BuyBoard).

This item was approved as RES-018-12 on the Consent Agenda.

- 7D.** Consider a resolution supporting a proposed senior community to be constructed at 5404 Kenwood Drive, further described as being all of Lot 5A, Block A, of the Luke's Landing Addition, City of Rowlett, Dallas County, Texas and authorizing Rowlett Senior Community, L.P. to apply to the Texas Department of Housing and Community Affairs for funding of such senior community.

This item was approved as RES-019-12 on the Consent Agenda.

- 7E.** Consider a resolution designating 5404 Kenwood Drive, being all of Lot 5A, Block A of the Luke's Landing Addition, City of Rowlett, Dallas County, Texas as a "target area" for community revitalization and indicating the Council's intent to encourage and facilitate the financing of development in the target area.

This item was approved as RES-020-12 on the Consent Agenda.

- 7F.** Consider a resolution approving alternative building materials for a proposed single family home located at 2209 Stone Hollow Drive, being Lot 3, Block A of the Stone Hollow Addition (DP11-563).

This item was approved as RES-021-12 on the Consent Agenda.

Passed The Consent Agenda

A motion was made by Mayor Pro Tem Phillips, seconded by Councilmember Davis, including all the preceding items marked as having been approved on the Consent Agenda. The motion carried by the following vote:

Ayes: 7 Mayor Gottel, Mayor Pro Tem Phillips, Deputy Mayor Pro Tem Kilgore, Councilmember Davis, Councilmember Pankratz, Councilmember Miller and Councilmember Gallops

8. ITEMS FOR INDIVIDUAL CONSIDERATION

- 8A.** Appoint members to the Realize Rowlett 2020 Phase II Downtown Task Force.

Mayor Gottel read the item into the record.

A slate of nominees were presented for approval:

- Mick Donnelly, D4 Construction
- Steve Schrade, Schrade Plumbing
- Karen McPhail, Lily B's
- Robbie Ryan, Downtown Rowlett Association – Representative from the Realize Rowlett 2020 Advisory Committee
- Jack Wierzenski, DART
- Tammy Dana-Bashian, First United Methodist Church
- Julie Tomko, First Baptist Church
- Mike Freauf, Crescent Gage & Tool Sales
- Nathan Frumkin, Owner of 3601-3705 Melcer Drive
- Randy Crawford, Owner of 3602 Main Street
- Russ Carroll, Real Estate Agent who represents multiple downtown properties
- Mayor Pro Tem Phillips, representative from the Realize Rowlett 2020 Advisory Committee
- Staff representatives Lynda Humble, City Manager; Erin Jones, Planning Director; and Marc Kurbansade, Senior Planner

A motion was made by Deputy Mayor Pro Tem Kilgore, seconded by Councilmember Davis, to appoint the above mentioned nominees to the Realize Rowlett 2020 Phase II Downtown Task Force. The motion carried by the following vote:

Ayes: 7 Mayor Gottel, Mayor Pro Tem Phillips, Deputy Mayor Pro Tem Kilgore, Councilmember Davis, Councilmember Pankratz, Councilmember Miller and Councilmember Gallops

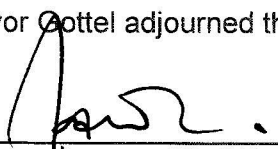
Convened into a short recess at 8:06 p.m. Item 2C followed Item 8A.

TAKE ANY NECESSARY OR APPROPRIATE ACTION ON CLOSED/EXECUTIVE SESSION MATTERS

No actions followed the Executive Session items.

9. ADJOURNMENT

Mayor Gottel adjourned the meeting at 9:54 p.m.



Todd W. Gottel, Mayor



Stacey Chadwick, Interim City Secretary

Date Approved: February 21, 2012